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February 5, 2004

Fredrick Bell
Principal Planner
City of Sunnyvale
Department of Community Development
456 West Olive Avenue
Sunnyvale, CA 94088-3707

Re: 940 West Weddell Drive

Dear Mr. Bell,

First Community Housing is pleased to present our application for the adaptive reuse of the former Sunnyvale Inn into a 42-unit multifamily housing project. This application formally requests the City of Sunnyvale to review and approve the Special Development Permit for a planned development, the Rezoning (from C2 to PD(R4)) and General Plan Amendment (Commercial to Multifamily Residential), and the Mitigated Negative Declaration of environmental impacts for this project. In support of this request, this application includes the following documents:

- ✓ Project Description (included in this letter)
- ✓ Special Development Permit Justification (in this letter)
- ✓ Explanation of requested exceptions to city standards (in this letter)
- ✓ Application Submittal Checklist
- ✓ Application for Planning Commission/Administrative Hearing
- ✓ Project Data Table
- ✓ Environmental Information Form
- ✓ Phase I report
- ✓ Asbestos Survey
- ✓ Sound Study
- ✓ Table comparing city requirements to proposed project with explanation.
- ✓ Application fees for Special Development Permit (\$2,091), General Plan Amendment (\$2,726), Planned Development (\$1,363), Environmental Assessment (\$411), **Total Check enclosed: \$6,591**
- ✓ Global Green Case Study

940 West Weddell will be a planned development whose planning standards are adapted to reflect both the new use of the property and the existing site constraints. Development standards used in this planned development are compared to the R4 zoning Standards. Since this project does not result in a net increase in impervious surface, the NPDES Permit Provision Data form is not included in this application. The rest of this letter will discuss the project, explain exceptions to city standards, and justify the Special Development Permit.

PROJECT DESCRIPTION

940 West Weddell Drive is an adaptive reuse which will revitalize this blighted corner containing a motel that is no longer financially viable, Sunnyvale Inn, and create a 42-unit multifamily housing development that serves the needs of Sunnyvale's very low and extremely low income families who earn at or below 40% of the area median income. This project is a logical extension of the other multifamily uses adjacent to the property. The site is convenient to recreation uses such as the City of Sunnyvale's Orchard Park and an off-street bicycle path. 940 West Weddell Drive is convenient to the bus transit network and is approximately one mile from the Fair Oaks Station on the VTA-light rail system. All residents of the new housing development will receive free annual EcoPasses provided by First Community Housing, encouraging the use of public transportation to reduce traffic congestion and reduce the impacts of car exhaust emissions to air quality.

This development will improve two structures, including façade improvements, incorporation of green building features, and conversion of existing hotel rooms into efficient one-, two-, and three-bedroom floor plans:

- A three story "V" shaped building with double-loaded corridors of hotel rooms will be converted into fewer one, two and three bedroom units. Every new dwelling unit in this building will be 100% ADA adaptable. The majority of the rooms will be located in the three story structure. An addition on the north wing of the three story structure will add six three-bedroom units. This conversion will also include the replacement of an obsolete elevator to meet ADA standards.
- The second building is a two-story structure with a front desk and lobby area on the first floor, and second-story units accessible by interior lobby stairs and a rear fire exit. This building will be renovated to include a classroom/common area, interview rooms and a computer lab. One income-assisted unit will accommodate in-house management staff.

The existing site is hard-scaped with parking. The new site plan accentuates the improved circulation from the main parking area to the accessible entries of the two buildings. These exterior transitional spaces bring visitors and tenants between the two existing buildings while providing quiet spaces to sit and read, or a larger courtyard space for birthday parties or other events. The site plan also illustrates new landscaped areas around the perimeter. These areas provide a buffer around the newly added patios and balconies and the parking.

ANALYSIS OF CITY REQUIREMENTS

This project is an adaptive reuse of an existing structure. The physical location of the building, parcel size and plan geometry all pose physical limitations which necessitate the flexibility of PD zoning. The attached matrix outlines the various city standards we used as a measure of this project. We used the R4 zoning as a default development standard for 940 Weddell Drive. We also prepared environmental studies, and examined relevant municipal codes and the Citywide design guidelines to measure this development. In most cases, the building did comply with all of these standards. For example, the base building conforms with all setbacks, height and lot coverage requirements. We are requesting several exceptions to city standards, as outlined below.

- This project does not provide 300 cubic feet of separate lockable storage per dwelling unit due to (1) the state TCAC requirement to provide classroom and service space within the building, (2) the existing constraints of this structure and configuration.
- The sound study for 940 Weddell shows that balcony space does not meet the City's sound attenuation standards. Although all of the interior spaces have been reworked to comply with this study, it is physically and functionally impractical to enclose the balconies to comply with this standard. The only alternative would be to eliminate balconies entirely which conflicts

with the private open space requirements this project affords and greatly reduces the quality of life of tenants who could otherwise enjoy this private space.

- The wall-mounted exterior lighting in this project is higher than current ordinances allow. This lighting is, however, an existing condition on the facility and is, therefore, grandfathered from the ordinance.
- The project's trash enclosures are set within the rear setback of the site due to the constraints the odd shape of this parcel affords.
- This project has 71 spaces rather than the 73 spaces the R4 default zoning standard requires. We believe that there are practical constraints to adding the additional spaces, given the physical layout of the building within the parcel. Furthermore, this project will provide every resident with a free EcoPass to promote the use of public transit; EcoPass holders can ride bus and light rail systems throughout Santa Clara County.
- Currently, 940 Weddell has minimal landscaping but has several mature and healthy street trees. This adaptive reuse will add park strips, trees and landscaping to enliven the limited open space contained within this site. The project will also increase the size of balconies to make them ADA compliant. Each unit will average 70 square feet of private open space. The three dwelling units on the two-story structure do not have enough clearance from the adjacent three-story structure to make balconies practical. Although the public open space onsite is limited to the common areas between these two structures, the project is adjacent to Orchard Park and connected via a gateway to the park's western side. We believe that Orchard Park provides the open space this type of development needs and meets the intent of the City Wide Design Guidelines. In addition, residents of 940 Weddell will be able to use adjacent pool and tot-lot facilities in First Community Housing's Orchard Gardens development.
- The proposed landscaping was limited by the constraints associated with parking needs and the shape of the site in relationship to existing structures. Specific exceptions are covered in the attached matrix. As this matrix shows, only one tree is to be removed, and that tree will be replaced by 33 other trees. The landscape buffers along the edge of the site are smaller along Weddell Drive to accommodate the sidewalk and to allow for both emergency vehicle access and parking onsite. For this same reason, there are no buffers on the north or eastern edges of this parcel and added buffers along the edges of the structure are limited in size.
- Although the parking lot exists, and there are exceptions in the municipal code for pre-existing surfaced parking lots, we were able to add additional trees which should, at their 15-year canopy, shade approximately 25% of the lot. Please see the attached matrix for specific details outlining the exceptions to design guidelines and/or ordinances this plan proposes.



Santa Clara County Housing Action Coalition



The Santa Clara County Housing Action Coalition is comprised of a broad range of organizations and individuals who have, as a common goal, the vision of affordable, well-constructed and appropriately located housing

March 17, 2004

Planning Commission
City of Sunnyvale
456 West Olive Avenue
P.O. Box 3707
Sunnyvale, CA 94088-3707

Dear Members of the Planning Commission:

On behalf of the Santa Clara County Housing Action Coalition we are writing to express our support for the *conversion of the Best Western on Weddell Drive to affordable housing developed by First Community Housing*.

By way of reference, the Housing Action Coalition includes more than 100 organizations and individuals. Its goal is the production of well-built, appropriately-located homes that are affordable to families and workers in Silicon Valley. Organizations participating in the HAC include the Silicon Valley Manufacturing Group, the Home Builders Association, Greenbelt Alliance, the Sierra Club, the League of Women Voters, numerous local governments, several chambers of commerce, Santa Clara County Association of Realtors, Tri-County Apartment Association, and the Affordable Housing Network.

The Housing Action Coalition is excited by this proposal for a number of reasons. Not only will the proposal provide much needed affordable housing, it fills an even more important need for a specific and type of affordable housing that tends to be difficult to get approved and financed— housing for very low and extremely low-income families. And, please note the very deliberate use of the term “families.” Subsidized homes for very low income families, as opposed to SRO’s or senior housing, are one of the greatest needs in our Valley.

This proposal is unique in that it would convert an existing and underutilized hotel into something that is desperately needed. One of the biggest challenges for cities in building affordable homes is identifying land and space that is financially feasible, appropriately located and that doesn’t upset surrounding neighbors. This parcel meets that criteria. Additionally, this parcel is adjacent to an existing property by First Community Housing which means they will be able to streamline the management of the two properties and ultimately more efficiently use our tax dollars. The property is also adjacent to an existing park and bikeway and is not far from major job centers in Sunnyvale.

It is also important to note that First Community Housing, one of the most innovative and respected nonprofit housing developers in Silicon Valley, provides Ecopasses to all its residents. This form of transportation demand management (TDM) is a vital tool in helping to lessen the reliance and need of future residents on the automobile. For a family making 20% of the area median income, the added expense of an automobile is a huge burden. By providing Ecopass to all residents, First Community enables its tenants to move towards

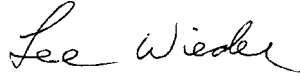
financial stability. As well, this form of TDM helps reduce traffic congestion and the need for our valuable land resources to be consumed by unneeded parking spaces.

The Housing Action Coalition believes this is a wonderful opportunity to help the community meet a vital need for affordable homes. Thank you for your consideration of our comments.

Sincerely,

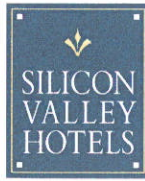
A handwritten signature in black ink, appearing to read 'Tim Nieuwsma', with a stylized flourish extending to the right.

Tim Nieuwsma
Housing Action Coalition Co-Chair
Synergy Properties

A handwritten signature in black ink, appearing to read 'Lee Wieder', with a stylized flourish extending to the right.

Lee Wieder
Housing Action Coalition Co-Chair
Access Partners

cc: Jeff Oberdorfer



March 11, 2004

Diana O'Dell
Senior Planner
City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA

Re: 940 West Weddell Drive

Members of the Planning Commission and City Council:

I am the current owner of the Best Western Sunnyvale Inn on 940 West Weddell Drive, the property you are now considering for approval as a residential adaptive reuse. I am writing this letter to urge your support of this worthy development and highly professional development team.

I have been a member of the Sunnyvale business community for many years and have managed this property for 10 years. Due to the economic downturn, this property has consistently rented at 20% occupancy. This parcel is no longer economically viable as a hotel use. Furthermore, because of these vacancies, it is becoming increasingly challenging to maintain the level in quality of the property that Best Western guests expect. We actually close our doors to walk-in guests after 10 PM in an effort to maintain the safety of our guests and the quality of our franchise.

I know, based on decades of experience in real estate and careful analysis of this property, that it is best suited for residential apartment uses. This site is simply not suitable for office or retail or industrial use and is clearly not a profitable hotel property.

I decided to work with First Community Housing, in part, because of my experience with them in their development of the adjacent Orchard Gardens site. I know that they deliver quality, well managed housing.

I can say, based on my dealings with First Community Housing on this project that they are a very capable development team. I am sure that their project will both revive this area and continue to meet the high standards First Community Housing has expected of its other projects.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Vimal Kumar', written in a cursive style.

Vimal Kumar
General Partner

